



November 21, 2023

City of Tontitown Planning Department  
235 E Henri de Tonti Blvd  
Tontitown, AR 72762

**RE:     *Proposed Rezone from C-2 & R-3 to R-3  
          Barrington Subdivision  
          Northwest Corner of S. Barrington Road & E. Fletcher Avenue Intersection  
          Tontitown, Washington County, AR 72762***

To whom it may concern,

Halff, on behalf of GSP NWA, Inc., is proposing to rezone property located near the intersection of S. Barrington Road & E. Fletcher Avenue in Tontitown, AR. The property is currently zoned a mixture of C-2 General Commercial District and R-3 Single-Family Residential, and the proposed zoning is R-3 Single-Family Residential, approximately 36.8 acres. This district is characterized by single-family residential development on medium-sized lots and will match the character of surrounding properties in the area. Generally, traffic within the subdivision will be generated by homeowners living in the subdivision. No signage is anticipated at this time.

This property is served by Tontitown Water and Sewer Utilities. Connection to the public sanitary sewer main will be achieved by connecting to a gravity sewer main along Fletcher Ave that is currently under construction in association with the Klenc Road Sewer Extension project. Connection to the public water main system will be achieved by tapping into an existing water main along S. Barrington Road.

If there are questions or additional information is needed, I can be reached via email at [callison@halff.com](mailto:callison@halff.com) or via phone at (479) 273-2209.

Sincerely,

**HALFF**

A handwritten signature in black ink that reads "Chase Allison".

Chase Allison, PE  
Civil Engineer